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Webinar ID: 928 3353 0039

AGENDA

2:00 PM Call to Order/Attendance/Conflict Disclosure

- Introductions
- Approval of Agenda for April 7, 2022
- Approval of Meeting Minutes from March 3, 2022
- Call for Public Comment

2:10 PM Review of Permit Applications

- Historic Register Nomination / *Woo*

In reviewing a nomination, the Commission shall consider the local inventory, the Comprehensive Plan, and the merits of the nomination, according to the criteria in [BIMC 18.24.040.A](#), and shall proceed according to the nomination review standards established in the Commission's rules ([BIMC 18.24.020.F](#)).

- Property: 487 Winslow Way *See attachment A (Staff Report)*

2:35 PM Potential Nominees for Blakely Award (*Discussion / All*)

2:45 PM Committee Updates

- Identifying Register-eligible Properties (*Chandler, Kortum*)
- Public Education / Public Outreach (*Moreno*)
- Suyematsu Farm (*Hughes, with Chandler, Kortum as applicable*)

3:00 PM 2022 Work Plan Development (*Discussion / All*)

3:30 PM Old Business

- Addition of historic layer to City's GIS

**For special accommodations, please contact Planning & Community
Development 206-780-3750 or at pcd@bainbridgewa.gov**

Requested at January 2022 meeting - Query pending with IT Department

- Obtaining report of all building constructed prior to a certain date – IT Department responded that this may be very easily accomplished - pending specifics from the Commission
- Staff is in the process of researching whether City staff helped with the 2019 Suyematsu Barn grant application. The grant application was prepared by a consultant, but extent of City involvement in that preparation is being researched by staff.
- Fort Ward Bakery / Blakely Award – staff is unable to find minutes confirming award, but Chair Kortum has shared correspondence.
- Suyematsu Farm resources on the HPC web page: Staff is researching how best to add this feature (e.g. a folder), and collecting the documents for addition.

3:45 PM New Business

3:50 PM Action Items (*Hughes*)

- Chair Hughes requested that the Blakely Award Nomination form be updated and sent to Commissioners – this has not yet been done by staff. (3/11/2022)
- At the March 4, 2022 meeting, the Commission asked that the invitation to list on the Local Register be updated (with tax and other incentives) and routed to Commissioner's for review – this has not yet been done by staff.
- At the March 4, 2022 meeting, the Commission asked that the list of potential historic properties be updated. Commissioner Kortum sent a list of properties. This has not yet been done by staff.

4:00 PM Adjourn

Call to Order (Attendance, Agenda, Ethics)
Approval of Meeting Minutes from February 3, 2022
Call for Public Comment
Committee Updates
New/Old Business
Adjourn

Call to Order (Attendance, Agenda, Ethics)

Chair Susan Hughes called the meeting to order at 2:12 PM. Commissioners in attendance were Eric Kortum, Susan Hughes, Judy Romann, Blaine Cliver and Rick Chandler. Absent was Christopher Moreno. City Council Liaison Clarence Moriwaki was present. City Staff present were Senior Planner Kelly Tayara, Planner Shelly Woo, and Administrative Specialists Renee Argetsinger, who monitored meeting and prepared minutes.

**Motion: I move that we approve the agenda
Cliver/Romann: Passed Unanimously**

The agenda was reviewed. There were not any conflicts of interest noted.

Review & Approve Minutes – February 3, 2022

**Motion: I'll make a motion to approve the February minutes.
Romann/Cliver: Passed Unanimously**

Public Comment
None.

Discussion of 487 Winslow Way:

Senior Planner Kelly Tayara introduced Planner Shelly Woo, who is the City Project Manager and will be preparing the staff report for the nomination application. Commissioner Blaine Cliver provided background information on the house. Architect, Charlie Wenzlau, was promoted to panelist and provided clarification regarding the building for the nomination, which will be presented to the Commission in April. Commissioner Eric Kortum to provide background historical information and provide list of other historic properties to consider.

Presentation and discussion of tax advantages for Local Register listing:

Commissioner Judy Romann outlined the criteria for eligible homes and the available tax credit benefits to homeowners when approved for the Local Register. Kelly Tayara provided additional information on the process and involved parties. Judy Romann provided details about the WA State Barn Grant and suggested registration for the grant or potentially offer other incentives for inclusion.

Committee Updates:

- Heritage Trees (*Chandler/Hughes/Romann*) – Commissioner Rick Chandler said that meetings were scheduled beginning next week. Commissioner Susan Hughes discussed the Celebrating Trees event in April as potentially part of those meetings. Judy Romann inquired about the status of heirloom farm trees and if they are recognized as Heritage Trees.
- Other Historic Properties (*Kortum*) Commissioner Eric Kortum recommended resending letters to eligible properties that had been identified and approached in 2017 and 2018. Kelly Tayara has that list and Eric Kortum is to send any new additions to Kelly Tayara for inclusion. Eric Kortum said existing historically identified properties could benefit from new improved signage.
- Public Education/Public Outreach – no update
- Suyematsu Farm (*Hughes/Chandler/Kortum/Moriwaki/Cliver*) – Commissioner Susan Hughes is submitting an access request form to examine and photograph the buildings and she will be setting up a meeting with the Friends of the Farms. Commission Blaine Cliver suggested approaching an identified consultant to create a Scope of Work that may also include City Council Liaison Clarence Moriwaki and Commissioner Judy Romann. Clarence Moriwaki suggested that the Commission begin crafting budget requests from the COBI for the fiscal year 2023-2024. Commissioner Blaine Cliver related that the buildings at the farm needed maintenance ASAP.

Old Business

- (*Tayara*) Addition of historic layer to City's GIS – Query is pending with COBI IT Department
- (*Tayara*) Obtaining report of all buildings constructed prior to a certain date is easily done, according to the IT Department; Kelly asked the Commission to identify what information it would like in the report.
- (*Tayara*) The Suyematsu Farm access policy is updated to reflect the change requiring authorization of the HPC chair prior to submitting a request to visit non-public access area.
- (*Tayara*) The Heritage Tree List has been published to the HPC page on the COBI website.
- (*Tayara*) Status of Commissioner vacancy – Pending/Awaiting Response from the Executive Department.
- (*Tayara*) Status of Blakely certificated for Jim McNett – The Mayor has signed, now needs the Chair's signature. Kelly to craft letter and send with the signed certificate.
- (*Tayara*) City Arborist position is still vacant
- (*Tayara*) A correction is needed to the Historic Preservation Program because a bonus density is no longer available through the Heritage Tree Program

New Business

- (*Hughes/Kortum*) Other Blakely Awards postponed and moved to April's agenda. To include the status of any pending awards

Action Items (Hughes)

- Commissioner Eric Kortum - provide background historical information for the 487 Winslow Way property
- Commissioner Eric Kortum - update and provide any additions to the list of possible eligible properties for the Local Register.
- Commissioner Eric Kortum - provide Chair, Susan Hughes, with information on the Bakery, as a recipient of the Blakely Award
- Senior Planner Kelly Tayara - update list and draft letter to potential Register-eligible properties for HPC review .
- Senior Planner Kelly Tayara – write letter to accompany Blakely Award certificate to Jim McNett
- Commissioners Hughes, Chandler, and Moreno – meet and discuss heritage trees and possible coordination event with the Celebrating Trees event in April
- Commissioner Hughes – meet with the Friends of the Farms regarding Access Request
- Commissioner Susan Hughes - contact Structural Engineer, Zane Kanyer, a board member of the WA Trust for Historic Preservation
- Commissioner Susan Hughes - provide all Suyematsu documents for the HPC webpage
- Commissioner Susan Hughes - sign certificate for Jim McNett
- Senior Planner Kelly Tayara - 2022 Work Plan
- Senior Planner Kelly Tayara - identify any Blakely Awards that are pending
- Senior Planner Kelly Tayara - identify any new potential recipients of the Blakely Award
- Senior Planner Kelly Tayara - provide update on the vacant HPC commissioner position
- Senior Planner Kelly Tayara - determine if orchard trees can be included on the Heritage Tree List

Adjourn

The meeting adjourned at 3:58 PM by motion.

Motion: I move to adjourn

Cliver/Romann: Passed Unanimously



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

Date: March 23, 2022
To: City of Bainbridge Island Historic Preservation Commission
From: Shelly Woo, Planner
Project: 487 Winslow Way House
File Number: PLN52183 HPR
Location: 487 Winslow Way W.
Request: Owner Kelly A. Samson nominates the exterior of 487 Winslow Way West for listing on the Local Historic Register

Background:

487 Winslow Way House is a pioneer, traditional farmhouse constructed in 1915. The Anderson family who owned the H.E. Anderson Hardware and grocery store owned the house until Ned Cumle's father, Olaf, bought the house from their family. It is a residential vernacular house that is a gable front and wing. The gable roof is stepped in shape and has a roof clad in asphalt composition shingles. The gable front portion of the roof ridge is higher than the adjacent wing. A sheltered porch extends the length of the wing with uninsulated, double hung windows. The structure is clad in flush horizontal wood siding. The house has a T-shape plan with a wood frame and is one and a half stories. It was built with a partial basement on a post and pier foundation. According to the applicant, the exterior is mainly horizontal T & G siding and contains simple trim with no decorative moldings.

Located on the northwest corner of Winslow Way and Lovell Avenue, this single-family home is surrounded by mature hedges and has six notable, mature apple trees. The mature landscape also includes spruce trees, rhododendrons, ferns, laurels, holly, cypress, and has ample garden space. There is a wooden archway that frames the main path to the porch. A detached carport is an accessory structure built on a cement pad and is accessed from Lovell Avenue. According to the applicant there was some expansion to the original footprint of the home where the rear section was added not too long after original construction. More recently, a semi enclosed porch on the south end was installed. The exterior and interior appear to be original except that the applicant states the kitchen could have been altered in the 1940's and the only other interior alteration were wall finishes. Olaf Cumle and Mildred Cumle raised their children Ned, Mildred, and Kenneth at this house. Raised here since his birth in 1939, Ned is the last remaining family member who most recently lived at this property.



487 Winslow Way. W exterior, 1987, Source: DHAP



Exterior, Source: Kitsap County



Exterior and interior, Source: NWMLS

Staff Analyses

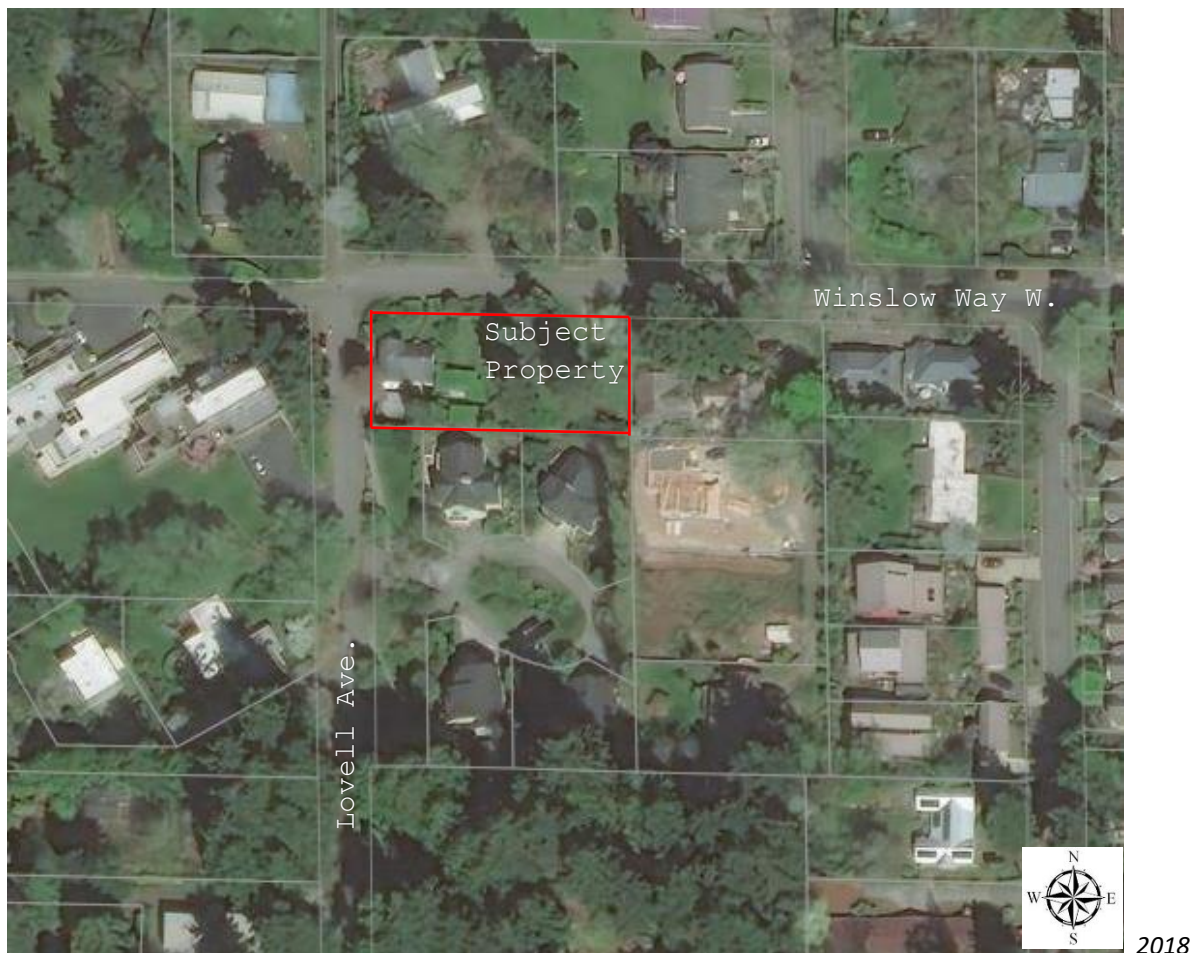
I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:
 - a. Owner of Record: Kelly A. Samson
 - b. Tax Lot Number: 272502-4-053-2002
 - c. Lot Size: .32 acre
2. Zoning and Comprehensive Plan Designation:

The site is zoned R-4.3 and the Comprehensive Plan designation is Residential District.
3. Existing Site Development and Land Use:

A house and carport are located on the property.
4. Access: The site is accessed from Winslow Way W and Lovell Avenue.
5. Public Services:
 - a. Police: City of Bainbridge Island Police Department
 - b. Fire: Bainbridge Island Fire District
 - c. Schools: Bainbridge Island School District
 - d. Water: City of Bainbridge Island
 - e. Sewer / Septic: Septic



B. Comprehensive Plan Goals and Policies:

The following goals and policies are applicable to this proposal:

1. Land Use Element
 - a. Historic Preservation
 - 1) Policy LU 21.1: Encourage preservation of existing historic structures and sites as an important tool in building a sustainable and unique community.
 - 2) Policy LU 21.6: Engage in cooperative efforts with owners to encourage the preservation of historic resources.
 - 3) Policy LU 22.3: Collaborate with interested stakeholders to promote historic preservation on the Island
2. Cultural Element
 - a. History and Heritage
 - 1) Goal CUL-3: Preserve places where the Island's history can be experienced, interpreted, and shared with the general public, in order to deepen an understanding of our heritage and the relationship of the past to our present and future.

Staff Comprehensive Plan Consistency Analysis:

Winslow Way bordered the land of Bainbridge Island's first homesteaders Riley, Martha Hoskinson and their children who arrived at Eagle Harbor in 1878. They claimed 160 acres near a creek where downtown Bainbridge Island is today (which was first known as the community of Madrone, later Winslow, and now Bainbridge Island). Madrone grew as a farming community and small businesses were established around the harbor. Development also grew as Japanese immigrants who worked on the island's sawmills cleared land and began the island's first strawberry farms. Furthermore, in 1902, the Hall Brothers Shipyard relocated to Eagle Harbor and the shipbuilding industry significantly stimulated commercial and residential growth in Winslow during and post-World War II. 487 Winslow Way House is thus one of the earliest built homes on Bainbridge Island and apart of the island's early economic development. Constructed in 1915, the home is located along the historic, commercial core of Winslow Way. The history of the Cumle family spanned much of the early to late 20th century and their involvement in the community contributed to the Island's rich cultural heritage.

To the west of 487 Winslow Way, at the intersection of Winslow and Lovell Ave lies Moritani Preserve, a public park that is a historic 8.5 acre strawberry farm and previous home to the Moritani family, one of the earliest Japanese-American families, who moved to the Island and farmed there until 1960. Ned Cumle has fond memories of walking over to the Moritani farm just next to his house when he was twelve and thirteen to pick Olympic berries with Shigeru and Tatsukichi Moritani. After Ned graduated high school in 1957, he worked at the Town and County Market for 43 years. He was active in the Bainbridge Island Sportsmen's Club and still loves to hunt and fish to this day. He is 83 and currently lives with his nephew Robert Cumle in Rochester, Washington.

Ned Cumle's parents Olaf and Mildred (Fogelberg) Cumle had three children; Ned, Mildred, and Kenneth. Olaf migrated from Bergen, Norway when he was 15 and met Mildred, Ned's mother, in Seattle. The Cumle family were dear friends to the Moritani, Ohtaki, and Nakata families among others and were long time advocates and friends of Japanese Americans families on the

island. Mildred was a nurse and was very vocal in her opposition to internment during World War II and wrote letters to the Bainbridge Review. She also stayed in touch with the Japanese families, gave them news on their farms, and looked out for their interests. Mildred was on the list of honorees for a Kansha Award as an American who “befriended, aided and support Japanese Americans during and after World War II” (<http://www.easaul.com/kansha-individuals>)When Mildred passed away, the Nakata family sent a big group to her memorial and conducted a traditional Japanese ceremonial gesture as a symbol of their sincere appreciation.

Olaf, Ned’s father, owned a 36-foot trawler and fished commercially in the spring and summer months. When he first came to Seattle he worked at Schwagert and Neddleton Mill in West Seattle. During World War II, he worked on the shipyards on the island and unfortunately broke his back which led him to take up fishing. Like his father, Kenneth Cumle also worked in the shipyards and did so after the war and later became an expert machinist. He later worked in an atmospheric science laboratory and ran a machine shop to build experimental instruments for World War II equipment.

Like her mother, Mildred was a nurse. She studied at Seattle University and Cabrini Hospital. She worked at Saint Vincent's Home in West Seattle and cared for retired nuns who were ill. After her first husband died in a commercial fishing accident, she worked at Cabrini Hospital with her mother. She also was charter member of the Children's Hospital Orthopedic Guild. In 1973, Mildred moved to Sequim with her second husband, where she spent 25 years tending to a 15-acre homestead and loved to garden. She created network of trails surrounding the property and was a member of Rhododendron Grange. She was also an avid square dancer.

C. Environmental Review / Public Notice

A decision to include a property in the Local Historic Register is a procedural action which is exempt from State Environmental Policy Act (SEPA) review as provided in WAC 197-11-800(19). The applicant submitted the nomination form and supporting documents on February 16, 2022. Public notice of the April 7, 2022 meeting to consider local register nomination was published on March 25, 2022 in accordance with BIMC 18.24.040.C; no public comments were received.

D. Criteria for Local Register

BIMC 18.24.040 provides that any building may be designated for listing on the Local Register if: It is significantly associated with the history, architecture, archaeology, engineering or cultural heritage of the community; it has physical integrity; it is at least 50 years old or is of lesser age but has exceptional importance; and it qualifies as at least one of the following criteria.

1. Is associated with events that have made a significant contribution to the broad patterns of national, state, or local history;

This criterion is not applicable.

2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;

487 Winslow Way House is a residential vernacular, gable front and wing dwelling. It is a pioneer traditional farmhouse style home. The gable roof is stepped in shape and has a roof clad in asphalt composition shingles. The gable front portion of the roof ridge is higher than the adjacent wing. A sheltered porch extends the length of the wing with double hung windows.

3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;

This criterion is not applicable.

4. Exemplifies or reflects special elements of the city's cultural, economic, political, aesthetic, engineering, or architectural history;

The home is a representative of a vernacular home that exemplified most early American homes that were built between 1860-1915. It is a farmhouse with a T-shaped plan and has some Victorian influence with a porch. Without a particular architectural style, vernacular homes were built by and for working class families. This home includes wooden structural elements, cladding, and interior features.

5. Is associated with the lives of persons significant in national, state, or local history;

This criterion is not applicable.

6. Has yielded or may be likely to yield important archaeological information related to history or prehistory;

This criterion is not applicable.

7. Is a building or structure removed from its original location but that is significant primarily for architectural value, or that is the only surviving structure significantly associated with an historic person or event;

This criterion is not applicable.

8. Is a birthplace or grave of an historical figure of outstanding importance;

This criterion is not applicable.

9. Is a cemetery that derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;

This criterion is not applicable.

10. Is a reconstructed building that has been executed in a historically accurate manner on the original site;

This criterion is not applicable.

11. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and that does not fit into formal architectural or historical categories;

This criterion is not applicable.

12. Is listed on the National Register or the State Register.

This criterion is not applicable.

II. Conclusion

This application for nomination to the local historic register is evaluated for consistency with the Comprehensive Plan and is consistent with the Historic Preservation Program standards. Appropriate notice of the public meeting was published. The nomination is properly before the Historic Preservation Commission for determination.

III. Appeal Procedures

Any decision on the register status of a register eligible property may be appealed by the applicant to the City's Planning and Community Development Director within 14 days of the date of the decision (BIMC 18.24.090).